



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

PLANNING

Michael J. Johnson, AICP
Planning Director

ZONING ADMINISTRATOR
AGENDA
JUNE 7, 2007

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive. Due legal notification of these applications was given to the interested public agencies, County Department, and to property owners within 300 to 400 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require additional disability-related modifications or accommodation, please contact the Planning Department at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. Requests received after such time will be accommodated only if time permits.

1:30 P.M.
MC
APPROVED
WAIVED TIME

PVAAT20070305, RWR ARCHITECTURE – ROGER HUDSPETH/CAHILL

The Variance request will allow for a stream setback of 90' from centerline of the stream, where 100' is required, in order to construct the new 55 sq. ft. mechanical room. SUBJECT PROPERTY (AP# 069-102-013) comprises 1.5 acres is zoned Resort Tourist/Resort Commercial 6,000-20,000 sq. ft., and is located at 730 Mule Ears Drive, Unit #5 Sugarbowl Ski Area.

1:45 P.M.
LC
APPROVED

PVAAT20070313, FOGARTY GARAGE

The applicant requests a variance to the front (west) setback requirement of 75' from centerline to allow for a setback of 70' from centerline, to the side (south) setback requirement of 30' from property line to allow for a setback of 21' from property line, and to the side (east) setback requirement of 30' from property line to allow for a setback of 21' from property line, in order to construct a detached garage.

SUBJECT PROPERTY (AP# 072-081-057) comprises 1.7 acres, is zoned F-B-X-4.6 ac. min. (Farm combining Building Site Size of 4.6 acres minimum), and is located at 1111 Pleasant Ridge Road in the Colfax area.

2:00 P.M.
LC
WITHDRAWN

PMPAT20070268, LEE LIVINGSTON/QUEEN'S LANDING LLC

The applicant requests approval of retail sales of feed and ranch supplies, as well as other uses appropriate for the Industrial district zone.

SUBJECT PROPERTY (AP# 040-200-012, 013, 014, 015, 016, 034) comprises 4.6

acres, is zoned IN-Dc (Industrial combining Design Scenic Corridor), and is located at 10125 Ophir Road in the Newcastle area.

**2:15 P.M.
GH
CONT TO
6/21 @ 3:30**

PVAAT20070270, ERIC ANDERSON/MACRITCHIE

The applicants request a Variance to the setback requirement of 92' from centerline of Auburn Folsom Road to allow for a setback of 29' from the centerline to bring an existing cinder block wall that extends along the front property lines of both parcels into compliance with County Code. The subject properties (AP# 042-050-038, -039) comprise one acre and one half acre respectively, and are zoned RA-B-100 (Residential Agriculture, Combining Building Site Size of 2.3 Acres Minimum), and are located at 1752 and 1760 Auburn Folsom Road in the Granite Bay area.

**2:45 P.M.
RS
CONTINUED
TO 6/21/07 @
1:30 PM**

PSMT20070280, JIM & DEBORAH SCHUMANN

The applicants request a setback modification to construct a new pool and bring an existing Single Family Dwelling (SFD) into compliance. Required pool setback is 55' from property boundary, 25' is being requested. The required SFD setback is 55' from the property boundary, the applicants are requesting a setback of 47.5' for an existing SFD.

SUBJECT PROPERTY (AP# 032-253-049) comprises 4.6 acres, is zoned RA-B-100/RA-B-X-4.6 ac. min. (Residential Agricultural combining Building Site Size of 2.3 acres minimum combining Residential Agricultural combining Building Site Size of 4.6 acres minimum), and is located at 2300 Brennans Pt. Rd. in the Newcastle area. (THIS ITEM WILL BE CONTINUED TO 6/21/07 @ 1:30 PM)